

FAQs

GREY HERON RISE CONDOMINIUMS

About the Project

Q: Who is the developer and designer of Grey Heron Rise Condominiums?

A: StreetSide Developments will be taking over the completion of Grey Heron Rise Condominiums — originated by Dobie Properties Ltd. StreetSide, Winnipeg's largest and longest-standing condominium developer will be building the remaining 12 suites in this beautiful community. StreetSide is a Qualico Company (Western Canada's largest real estate developer), which has a legacy of over 70 years of delivering quality residences to North America

Q: When will construction commence on Grey Heron Rise Condominiums, and when will the project be ready for occupancy?

A: Construction on the first 4 units (143/147 & 151/155) has begun with first possessions August 2023 (first duplex) and September 2023 (second duplex). Display suite will be ready for viewing August 2023.

Q: How many buildings and suites will Grey Heron Rise Condominiums have?

A: Grey Heron Rise Condominiums are made up of six duplex buildings with a total of 12 individual units. The development consists of the following townhomes:

- The Heron I (1,827 SF | total of 6) Two-storey, 3 Bed, 2.5 Bath with attached double garage & walk-out basement
- The Heron II (1,808 SF | total of 6) Two-storey, 3 Bed, 2.5 Bath with attached double garage & walk-out basement

Sales & Pricing

Q: How do I reserve a new condominium, what is required for a down payment and what costs should I expect?

A: If you are not yet ready to write a formal Offer to Purchase, you can place a temporary reservation on the condominium of your choice for up to 3 business days (subject to availability), by meeting with our Realtor team and completing a Reservation Form together with a **refundable deposit of \$1,000**. This deposit may then be directly applied to the Offer to Purchase, along with the remaining 5% down payment. The balance of your purchase price will be due at closing just prior to occupancy.

Q: What are the advantages of selecting my condominium early?

A: There are many advantages to selecting your condominium home early. For example, you may want to obtain a particular exposure and location within the development itself. You may also have the option to customize your home when you are involved with the project at an early stage, depending on where it is within the production cycle. Perhaps most importantly, you will be purchasing your home at the lowest possible price.

Q: What are my real estate taxes likely to cost at Grey Heron Rise Condominiums?

A: Property taxes are to be set by the City of Winnipeg which does not confirm amounts until a later time. These taxes will be dependent on the size and purchase price of the townhome.

Condominium Living

Q: What is included in the common element fees at Grey Heron Rise Condominiums?

A: The common element fees include complete front and back yard maintenance, including grass mowing, snow removal of front landing entrances, driveways and sidewalk. The fees also include a yearly safety inspection and professional management. Owners are responsible for homeowner insurance and property taxes as well as individual utilities to their residences including electricity, water, gas, telephone, internet or cable TV.

Parking

Q: Is parking included with my purchase at Grey Heron Rise ?

A: Yes! Each home includes a private attached double garage with insulated automatic garage door, wireless keyless entry & 2 remote controls.

Q: Is there designated visitor parking at Grey Heron Rise Condominiums?

A: There will be street parking available along Grey Heron drive.

Living at Grey Heron Rise

Q: How will I dispose of my garbage and recycling at Grey Heron Rise Condominiums?

A: During construction temporary garbage bins will be in place. Nearing completion, owners will have individual roll bins for garbage & recycling.

Q: Where is mail collected?

A: There will be a community mailbox adjacent to the development.

Q: Are pets allowed at Grey Heron Rise Condominiums?

A: Yes! The project by-laws and declaration will describe the rules in detail, however a maximum of two pets will be permitted.

General Information

Q: What comes as a standard with my home at Grey Heron Rise Condos?

- Thermofoil cabinets throughout
- Quartz countertops throughout
- Designer lighting package and plumbing fixtures
- Luxury Vinyl Plank flooring & carpet with 7lb underpad- location as per plan
- Gas furnace.
- Ground level concrete patios with privacy panel
- 2 garage remotes & wireless keyless entry

Q: What options are available as an upgrade at Grey Heron Rise Condos?

- Kitchen Appliance Package
- Laundry Package
- Fireplace Feature Wall
- Upgraded interior finishes
- Basement development

For more information please contact our sales team, Stephanie Childerhose, Realtor® (204) 999-7833 & Averie Hill, Realtor® (204) 451-4179 (Qualico Realty Services (Manitoba) Ltd.) or greyheronrise@qualico.com